

April 28, 2022

Town of Clinton
P.O. Box 5194
Clinton, New Jersey 08809

Attention: Allison Witt (via e-mail- awitt@clintonnj.gov)

Reference: Amended Preliminary Final Site Plan – Phasing 2 & 3
Ansuya Enterprises, LLC – Technical Report
Block 17, Lot 2 and Block 17.01, Lot 2.03
Town of Clinton, Hunterdon County, New Jersey

Dear Allison:

I have completed our initial technical review of the referenced application that was deemed complete by the Board at their meeting on April 5, 2022 with the granting of a Temporary Waiver for Checklist item #15. The applicant is seeking amended approvals for the remaining undeveloped portions of the property, which currently includes the Marriot Hotel that was constructed under the Phase 1 portion of project.

The original project (as approved and described under the Board’s Resolution 2019-06) included 3 phases noted as:

1. **Phase 1 – the Existing 100 Room Marriot Hotel – currently constructed** in the center of the tract and to the west of the ingress/egress access driveway from/to Northbound Rt. 31. The current improvements that were constructed as part of the Phase 1 project included:
 - a) **Parking for 103 cars** around the hotel with connections to the noted access driveway.
 - b) An extension of the access driveway to the eastern property line.
 - c) A further extension through an existing easement out to Moebus Place, which is utilized as an emergency access for the project.
 - d) SWM basins located west of the hotel, south of the hotel (on either side of the Rt. 31 entrance) and in the northeast corner of the tract.
 - e) A sanitary sewer line (dedicated to the Town of Clinton) connection to the existing CTMUA pumping station adjoining the northern portion of the site.
 - f) An extension of a Town of Clinton Water line from Moebus Place to Rt. 31 following the alignment of the access driveway

OFFICE LOCATIONS

www.vancleefengineering.com

Lebanon, NJ
908-735-9500

Hamilton, NJ
609-689-1100

Toms River, NJ
732-573-0490

Freehold, NJ
732-303-8700

Bethlehem, PA
610-332-1772

Hillsborough, NJ
908-359-8291

Mt. Arlington, NJ
862-284-1100

Phillipsburg, NJ
908-454-3080

Doylestown, PA
215-345-1876

Leesport, PA
610-670-6630

2. **Phase 2 – A previously proposed 7,740 sf Restaurant with Liquor License** – including a proposed **104-car parking lot** that was intended to be located to the right of the main access road. Since a tenant for the Restaurant Building had not been identified, the Board only granted Preliminary approval for that use and required the applicant to subsequently apply for Final Site Plan approval once they had secured a tenant for that facility. Although the building was not constructed, some of the related parking lot improvements (perimeter curbing, storm drainage, SWM basin etc.) associated with that intended use have been installed pursuant to the original approval.
3. **Phase 3 - A previously proposed 20,000 sf 3-story Office Building** - including a proposed **69-car parking lot** located in the northeast (rear) corner of the property, north of the access driveway. Although the Office Building has not yet been constructed, some of the related site improvements (perimeter curbing for parking lot, storm drainage, SWM basin etc.) associated with that use have been installed pursuant to the original approval.

Under the requested Amended Preliminary and Final Site Plan application, the applicant is now seeking to modify the above by proposing the following:

- A. **Phase 1-** Although not specify stated in the application, the plans include a note stating that they are proposing an interior modification to the existing Hotel by eliminating 10 rooms and converting that space into a Bar/Lounge for “Hotel Guest”. **This will require clarification and the submission of amended floor plans in order for it to be considered by the Board.**
- B. **Phase 2 – Amended Preliminary Site Plan and Use Variance approval.** They are now proposing to construct a 2,540 sf one-(1) story building that would become a fast food restaurant/coffee shop with a drive-thru window. Since this is not a permitted use, they are also applying for a Use Variance. They are not seeking Final Site Plan approval at this time and have not provided a floor plan and elevations of the proposed building. Although they have not identified an intended tenant for this building they are assuming that 1,250 sf of the building will be designated for patron use (requiring 25 parking spaces) and are **proposing a 39-space parking lot** as part of the Phase 2 project . Although the applicant will need to apply for Final Site Plan approval for this phase (once a tenant for the operation has been identified) **the current application should include a general floor plan for this type of use.**
- C. **Phase 3 - Amended Preliminary and Final Site Plan approval.** This will now consist of the following:
 1. **Constructing a 1,200 sf one-(1) story “meeting space” building.** This would be constructed in the general location of the previous approved larger office building (ref. #3) on what was originally designated as the Phase 3 component of the project. **A proposed floor plan and building elevation must be provided.** Although this is a

very small “assembly use” (requiring 8 parking spaces), the applicant is intending to construct the **entire 70-space parking lot** that was part of the original project.

2. **Constructing a 8,040 sf three (3) story building** with a 39-space parking lot to be utilized for:
 - i. 1st Floor restaurant/bar with 1,974 sf of indoor/outdoor dining area on west side (requiring 40 parking spaces) and 2,975 sf of assembly hall/meeting rooms on the east side (requiring 20 parking spaces)
 - ii. 2nd Floor – Eleven (11) hotel rooms consisting of a nine (9) - one bedroom guest suites and two (2) -two bedroom suites (requiring 13 parking spaces).
 - iii. 3rd Floor – Ten (10) hotel rooms consisting of eight (8) one bedroom guest suites and two (2) – two bedrooms suites along with a guest lounge, laundry and staff space (requiring 12 parking spaces)

The structure would be constructed in the general location of the restaurant (ref. #2) that was previously approved on the northerly section of what was originally identified as Phase 2 component of the project.

The documentation of record now consists of the following:

- A. **Applications** seeking Preliminary / Final Major Site Plan and Use Variance approvals along with supplemental documentation consisting of the following:
 1. **Preliminary Site Plan Application** for Phase 2 & 3 including the following:
 - a) Exhibit A – Zoning Schedule and Performance Standards for Property.
 - b) Exhibit B – Statement identifying the requested approvals.
 2. **Final Site Plan Application** for Phase 3.
 3. **Variance Application** including the following:
 - a) Exhibit A – Zoning Schedule and Performance Standards for Property.
 - b) Exhibit B – Statement identifying the requested approvals.
 - c) List of Professional’s Contact Information.
 - d) Escrow Agreement.
 4. **Development Review Checklist** for the Town of Clinton.
 5. Preliminary and Final Site Plan Waiver Request Letter.
 6. **Payment of Property Taxes and Utilities certification** signed by Kathy Olsen of the Town of Clinton, dated March 29, 2022.
 7. **Certification of Payment of Water and Sewer Charges** signed by Nancy Burgess of the Town of Clinton, dated March 29, 2022.
 8. **Certificate of Ownership of Applicant** dated April 4, 2022.
 9. **Updated 200’ List of Property Owners for the Township of Clinton** dated March 29, 2022.

B. Copies of Applications with outside Agencies including:

1. **Hunterdon County Planning Board** – Development Review Application received by HCPB on January 11, 2022.
 - a) **Hunterdon County Planning Board CONDITIONAL APPROVAL NOT TO CONSTRUCT** dated February 4, 2022.
2. **Hunterdon County Soil Conservation District** – Application for SESC Certification dated by the District on January 4, 2022.
3. **Hunterdon County Health Department – Receipt** dated January 11, 2022 for filing of fees for Retail Food Plan Review.

C. Amended Preliminary Phase 2 Site Plan and Amended Preliminary & Final Phase 3 Site Plan prepared by E&LP (Wayne J. Ingram, P.E.), consisting of a total of 16 sheets, dated December 11, 2020, **last revised June 11, 2021.**

D. Architectural Plans entitled “Proposed Restaurant/Business Meeting/Hotel for Ansuya Riverbend, LLC Phase II” prepared by Kamlesh Shah Designs, Inc. (Kamlesh M. Shah, RA), consisting of six (6) sheets, dated June 25, 2020.

E. Stormwater Management Narrative Letter prepared by E&LP dated **June 11, 2020.**

1. **Drainage Plan** prepared by E&LP dated December 11, 2020, last revised June 11, 2021, consisting of one (1) sheet.

F. Resolution No. 2019-06 for Ansuya Enterprise, LLC Block 17 & 17.01, Lots 2 & 2.03.

G. Correspondence consisting of the following:

1. **Letter Requesting Availability of Service made to Town’s Fire Department and First Aid/Rescue Department** prepared by E&LP **dated May 7, 2021.**
2. **Police Department Review Letter** received from Chief J. Cory Kubinak dated March 8, 2021.
3. **Memo** prepared by the Town of Clinton Fire Official, Jack Daniels, dated February 21, 2022.
4. **Response Letter** prepared by MYKL LLC dated February 9, 2022, addressing remaining completeness checklist items.
5. **Water and Sewer Agreement Letter** prepared by Richard Phelan of the Town of Clinton, dated April 5, 2022.
6. **Review Letter** prepared by the Town of Clinton Environmental Commission, dated May 3, 2021.

H. As-Built Plan prepared by David A. Stires Associates, LLC dated January 29, 2019, last revised November 14, 2019.

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- I. **Environmental Impact Statement** prepared by Schoor DePalma Inc. (John E. Taikina, P.P., A.I.C.P.) dated November 2001, last revised January 4, 2002.
 1. **Environmental Impact Statement Narrative** prepared by E&LP, dated March 31, 2022.

- J. **Project Hydrology Report** prepared by Schoor DePalma Inc. (Michael Textores, P.E.) dated September 20, 2002, last revised October 13, 2004.

- K. **Preliminary Geotechnical Engineering and Geological Investigative Report** prepared by Schoor DePalma, Inc. (Moustafa Gouda, P.E. and Soheila Rahbari, P.E.) dated May 14, 2002 with additional addendums consisting of the following:
 1. **Addendum to Preliminary Geotechnical Engineering and Geological Investigative Report** prepared by Schoor DePalma, Inc. (Moustafa Gouda, P.E. and Soheila Rahbari, P.E.) dated November 25, 2002; and
 2. **Addendum to Preliminary Geotechnical Engineering and Geological Investigative Report** prepared by Schoor DePalma, Inc. (Moustafa Gouda, P.E. and Soheila Rahbari, P.E.) dated January 16, 2003.

- L. **Town of Clinton Carbonate Area District (CAD) Phase I Investigation and Checklist** prepared by E&LP (Wayne J. Ingram, P.E.) dated June 6, 2021. Includes Introduction/Summary with three (3) Exhibit Maps.

- M. **Will Serve Letters and Certified Mail Receipts** for the following letters dated May 6, 2021 and mailed on May 12, 2021:
 1. AT & T.
 2. CenturyLink.
 3. Clinton Sewer Department.
 4. Clinton Water Department.
 5. Comcast Cable Company.
 6. Elizabethtown Gas Company.
 - a) Will Serve Letter from Elizabethtown Gas dated March 31, 2022.
 7. First Energy Corporation.
 8. JCP&L.
 - a) Will Serve Letter from JCP&L dated March 30, 2022.
 9. Sprint United Telephone Co.

- N. **Utility Agreements** – Copies of the following:
 1. **Water Agreement** between the Town of Clinton, Hunterdon County, and Ansuya Enterprise of Clinton, LLC dated January 10, 2007.
 2. **Sewer Agreement** between the Town of Clinton, Hunterdon County, and Ansuya Enterprise of Clinton, LLC dated March 28, 2006.

3. **Sewer Agreement** between the Clinton Township Sewerage Authority and the Town of Clinton dated March 22, 2006.

Based upon my review of the submitted documentation listed above with regards to compliance with the Town’s Ordinance, I offer the following comments:

1. **Land Use Issues & Site Layout** – I defer any detailed review of performance standards from the Town’s Zoning & Land Use requirements for the proposed buildings and site improvements to Jim Kyle, Board Planner. However, based upon my review of the filed documentation, I offer the following general comments regarding the general layout of the proposed buildings and site improvements:

- a. **Buildings**

- i. **Phase 1 Existing Building** – The existing 4-story hotel, constructed under the phase 1 component of the original approval only included a small common area in the lobby that was intended to serve breakfast to hotel guest. Although an application requesting a modification to the phase 1 portion of the project was not filed, the site plan states that the applicant intends to remove 10 hotel rooms and reuse that area as a bar/lounge for hotel guests, only. **Separate Architectural plans** need to be provided for this intended change along with a reassessment of the parking requirement per §88-62A of the Town Ordinance. Additionally, the applicant will need explain how they plan to regulate/restrict this facility so that its use it is limited hotel guests only.
- ii. **Phase 2 Building “A”** – Proposed 1-story 2,540 s.f. fast food restaurant/coffee shop building with a drive-thru component is located south of the property adjacent to Rt. 31. As mentioned above, drive-thru is not a permitted use and therefore will require variance relief from the Board. As described in the Town Ordinance, restaurants and cafes, where patrons are seated at tables/counters and are served food and drinks by waiters/waitresses for consumption are a permitted principal use in the Office Building (OB-4) district zone. The applicant has not identified a tenant for this proposed building and therefore, they will be required to return to the Board for Final Site Plan review and approval once a tenant and detailed architectural plans have been provided.
- iii. **Phase 3 Buildings “B” and “C”** – Proposed 3-story 8,040 s.f. mixed use building with bar/restaurant and meeting space in the first floor and hotel rooms on the second and third floors will be referenced as building “B” moving forward in this report. The proposed 1-story 1,200 s.f. meeting space building located north of the property will be referenced as building “C” moving forward in this report. **Architectural plans** need to be provided for Building “C.”

b. **General Layout, Parking & Circulation** - The applicant needs to address the following issues associated with both phase 2 & 3:

- i. **Demolition Plan** – some of the perimeter curb and storm inlets and pipe have been installed within the footprint of the proposed parking lot areas for Phase 2 & 3. The demolition plan must include a detailed depiction of which elements of the existing improvements are to be retained, removed or reconstructed.
- ii. **NJDOT Permit** – the applicant will need to provide either an amended permit or a “Letter of No Interest” from NJDOT since the proposed change in uses will alter the projected traffic volume using the existing driveway access to Route 31. This would be a condition of any approvals granted by the Board.
- iii. **The parking demand** must be calculated based upon §88-62A of the Town Ordinance. The parking requirements are insufficient and/or incorrectly noted on the plans as follows:
 1. **Phase 1** – as mentioned above, ten (10) of hotel rooms in the existing Marriot Hotel will be turned into a bar/lounge area for hotel guests. The elimination of the ten (10) required parking spaces for the rooms will need to be offset by the required one space per 50 sf of lounge/bar area designated for patron use unless there is some imposed restriction that would preclude the use of this space by anyone other than hotel guest. **A parking analysis for this proposal must be shown on the plans in order to determine if the requested modification will result in a deficit or excess parking demand when considering the 103 existing spaces available.**
 2. **Phase 2 Building “A”** – architectural plans for the Building “A” must be provided along with parking a calculation that would clearly identify the 1,250 sf of patron use area associated with the fast food restaurant/coffee shop building. As presented, there are **fourteen (14) excess spaces** (25 required vs 39 proposed) currently designated within the Phase 2 parking area associated with this use.
 3. **Phase 3**
Building “B” – since this is a proposed mixed use, the parking demand must be calculated for each use. The following need to be addressed:
 - a. The applicant must provide clarification on the number of hotel rooms proposed. The architectural plans show 21 rooms, the site plan notes 26 rooms, and the parking schedule calculation chart

notes 20 rooms. The 21 rooms designated on the architectural plans would require 21 parking spaces.

- b. The parking calculation for the 2,975 s.f. “meeting room” is incorrectly noted to be based on the “business professional and executive office” requirement (1 for every 200 s.f.), instead of an “assembly hall” use requirement (1 for every 150 s.f.). The designated assembly space would require 20 parking spaces.
- c. The 1,974-s.f. indoor/outdoor restaurant/bar seating area would require 40 parking spaces.
- d. The parking lot associated with building “B” has 39 spaces, where 85 spaces are required for these uses, leaving a deficit of 46 parking spaces.

Building “C” – this building was not included in the parking schedule calculation.

- e. As mentioned above, meeting space would fall under “assembly hall” use. Based on the square footage, 8 spaces are required.
- f. The parking lot associated with building “C” has 70 spaces, where 8 spaces are required for this uses leaving an excess of 62 parking spaces

As presented, there are **sixteen (16) excess spaces** (93 required vs 109 proposed) being proposed within the Phase 3 parking area associated with these uses.

4. **Under the proposed modification to the site plan, the project will have 30 more parking spaces than required per the Town Ordinance.** As noted later in this report (ref: SWM comments) some of the previously proposed parking will need to be eliminated given the reduced parking demand associated with the proposed change in use.
5. **Handicap parking spaces** – the site plan show a total of five (5) spaces for accessible parking, with two spaces located in front of proposed Building “A” and three spaces are located in front of proposed Building “B” and none associated with proposed Building “C.” Handicap parking must be provided at every building in accordance with the amount of parking required for each use.
6. Under the recently adopted New Jersey Electric Vehicle Supply/Service Equipment (EVSE) requirements, EV parking spaces must be incorporated into this plan. The amount and layout of EV spaces must be in accordance with the adopted State criteria.

- iv. **Phasing Limits** – in order to consider “phasing” of the remaining elements of the project the plans must be revised in order to clearly identify any/all improvements associated with each individual “phase” and document that each “phase” can function independent of each other. As currently presented,
1. the Phase 2 element of the project (Building “A”) including the 40 car parking lot and access driveway, could not be constructed until the applicant has a designated tenant and has subsequently filed a Final Site Plan application.
 2. The Phase 3 element of the project (Building “B”) including the 39 car parking lot, could not be constructed unless the noted storm drainage (currently in Phase 2) were already installed.
- v. The **parking layout and vehicle circulation** for Phase 2 must be redesigned as follows:
1. in order to insure that the proposed “one-way” counter-clockwise circulation around Building “A” will function the layout should be modified to:
 - a. Incorporate 60 degree angular parking along the one-way aisle on the west side of the building otherwise, those drivers would be inclined to “exit” through the one-way entrance driveway.
 - b. Incorporate a traffic island that would direct vehicles exiting the drive-thru lane to the left in order to avoid drivers from attempting to “exit” through the entrance driveway
 2. In order to avoid conflicts with vehicles backing out of parking spaces the layout should be modified to :
 - a. Eliminate all of the 30 degree angular parking spaces on the east side since these are not required (ref: b-iii-2) and may potentially conflict with the designated exit drive & the parallel the stacking lane for the drive-thru entrance.
 - b. Eliminate at least the last two spaces on the west side of the building since they potentially conflict with the vehicles exiting the drive-thru lane.
- vi. **Trash/Recycling enclosure**
1. §88-60.K(2) – Accessory buildings/structures in nonresidence districts shall meet all the requirements applicable to principal buildings. Both enclosures being proposed for Building “A” & “B” do not conform to this requirement since they fall outside of the front and side yard setbacks. These structures must be relocated **or** the applicant will need

to apply for a variance along with providing justification for the requested relief.

2. In addition to the fact that trash enclosure located adjacent to Building “B” does not conform to the setback requirement, it is not oriented to allow for truck access. Truck turning template must be provided to ensure accessibility.
3. The plan must show how/where trash/recycling will be provided for Building “C”.

vii. Pedestrian Access

1. The amended site plan should reflect all of the pedestrian access features that were constructed as part of originally approved site plan. Several of these features (sidewalk access from Hotel to rear drive and crosswalks etc.) are not currently shown.
2. An extension of the existing sidewalk from the Hotel to Building “C” must be incorporated into the plan.
3. A proposed 4’ walkway is shown beginning at the Building “B” covered patio and running parallel to the main access driveway however, the as-built plan shows that are existing street trees located roughly in the area where this walkway is proposed. The site plans should identify these trees and relocate the sidewalk in order to avoid any conflicts. .

2. Site Grading

- a. The Architectural plans and site plans are not consistent for proposed Building “B.” Architectural plans show an outdoor patio north of the covered patio. The grading plan on the amended site plans do not reflect a patio in this location. Clarification and consistency between both plans must be provided.
- b. Additional details for ADA accessible ramps on the proposed sidewalks and at entrances of the buildings must be added to the plans to ensure slope and dimension requirements are met.
- c. Specific details of the proposed retaining walls must be provided.
- d. The demolition plan must clearly depict any/all of the existing site improvements (including pavement on the main access driveway) that will need to be removed and/or modified. The current plan for removal/resetting of inlets and installation of pipe from

building “B” will require repair/replacement of the existing surface pavements. The plans must identify the limits and methods (removal/reconstruction or mill/resurfacing etc.) that are being proposed.

3. **Stormwater Management**

- a. The applicant has provided a stormwater management narrative along with a drainage area map explaining that the amended plan will not result in any increase to drainage area and/or increase the amount of impervious areas draining to any of the four existing basins on site. While there will be no adverse impact on the ability of the current basins to reduce the rate of stormwater discharge under their original design we do have to determine if the original design considerations are being met under the amended proposal. Under the prior N.J.A.C. 7:8-5.3 regulations, non-structural stormwater management strategy #2 required a minimization of any impervious surface associated with the project. Under the current approval, that strategy had been met since the amount of parking provided was in fact less than that required by the ordinance. However, under the amended plan this strategy is not being met since they are proposing to install 30 more parking spaces than required for the proposed uses. Unless the applicant intends to undertake a complete reassessment of the project under the current Stormwater Control Ordinance criteria then any excess parking must be eliminated from the project. This would have the benefit of further reducing the rate of stormwater discharge while lessening the amount runoff from motor vehicle surface and improving ground water recharge.
 - b. The applicant must also address the following:
 - i. Phase 2 Building “A” – The storm drainage/inlet system south of the building adjacent to the sidewalk does not appear to be connected to any of the existing systems. The plan must clearly indicate how all proposed modifications and expansions of the collection system would be connected into the current infrastructure.
 - ii. Storm drainage structures in the vicinity of phase 1 and 2 parking lots and access points were installed as part of phase 1. The amended site plans show removal/abandonment of some inlets and/or adjustments to inlets and pipes. As mentioned above the site demolition plans must clearly depict what will remain and/or be removed.
4. **Utilities** – The Town of Clinton entered into a Water Agreement with the Applicant on January 10, 2007 for the provision of 34,900 GPD of water to the tract. Additionally, the Town of Clinton entered into a Sewer Agreement with the Applicant on March 28, 2006 to accept 21,052 GPD of wastewater from the tract. As part of Phase 1 construction, a 12” water main, sanitary sewer main and electric service main were installed on the main access driveway.

a. Sanitary Sewer

- i. A 2,000-gallon grease trap is proposed at each building “A” and “B” where it will then connect to the existing sanitary sewer main located on the existing main driveway.
- ii. Building “C” will connect to an existing sanitary sewer main located under the proposed parking lot.
- iii. Input/approval from the Town Sewer Department for this proposed installation must be obtained. This will be a condition of any approval granted by the Board.

b. Potable Water

- i. Water service lines from buildings “A” and “C” are shown on the plans to connect to the existing water main located on the existing main driveway. However, the utility plans do not show a water lateral connection to building “B.”
- ii. The current water demand calculation includes hotel rooms, restaurants and office space. An updated assessment must be provide to reflect the proposed change in use.
- iii. Input/approval from the Town Water Department for these proposed installation must be obtained. This will be a condition of any approval granted by the Board.
- iv. The Board should also obtain input from the Town Fire Official on all aspects of the proposed modifications to the plan. .

c. Gas & Electric

- i. An electric service line is shown only for building “A.” in Phase 2. Service line connections to Buildings “B” & “C” in Phase 3 must be shown on the plans.
- ii. Obtaining “will serve” letters from the respective utilities should be a condition of any approvals granted by the Board.

5. **Landscape & Lighting** – I defer review to Jim Kyle, for comments/concerns related to the proposed landscaping and lighting improvements.

6. **Environmental Impact Statement**

- a. The applicant has provided an Environmental Impact Statement Narrative in addition to the Environmental Impact Statement Report prepared by Schoor DePalma; last revised January 4, 2002. I defer review of this narrative to the Town Environmental Commission for comments/concerns.
- b. Additionally, the applicant must address the comments/concerns noted in the EC’s review letter (ref. G-6 above).

April 28, 2022



Re: Amended Preliminary & Final Site Plan – Phase 2 & 3
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Block 17, Lot 2 and Block 17.01, Lot 2.03
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7. **Additional Comments/Construction Details**

- a. The list of property owners within 200' in the Town of Clinton is outdated and must be revised to reflect the current ownership.
- b. The amended site plans must reflect all site improvements shown on the as-built plan (ref. H) such as sidewalk, pavement markings, street trees, etc.
- c. A sign construction detail and signage schedule are provided, however, location of this proposed sign be not labeled on the overall site plan.
- d. Retaining wall construction detail must be included.

8. **Outside Agency Approvals**

- a. Hunterdon County Planning Board – no documentation provided to date.
- b. Hunterdon County Soil Conservation District – no documentation provided to date.
- c. NJDOT Letter of No Interest – no documentation provided to date.

Please contact me if you have any questions.

Very truly yours,

A handwritten signature in blue ink that reads 'Robert J. Clerico'.

Robert J. Clerico, P.E.

Board Engineer:

RJC

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cc: Board Members (email)
Board Attorney -Kathryn Razin Esq (email -krazin@wellslaw.com)
Board Planner - Jim Kyle (email- jkyle@kyleplanning.com)
Applicant's Attorney – Kara A. Kaczynski, Esq. (email-kara@mykl-law.com)
Project Eng. – Wayne J. Ingram, PE – (email-wayne@elp-inc.com)
Applicant – Hermant M. Desai (sshoteles@yahoo.com)